

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, March 2, 2006**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Helen Chevrier, Frank Cowan and Phil Nies. Mark Olson sat in for the absent Russ Iverson. Dorothy Brueggen sat in for the absent Jeff Schultz. A motion was made by Cowan, seconded by Chevrier, to approve the agenda. Motion carried. Correspondence –Nies reported that the deeds to the Windego boat landing have arrived. The minutes of the previous meeting were read. Cowan motioned to approve the minutes as read, seconded by Brueggen. Motion carried.

ZONING:

The Jonjak Cranberry Farm application was approved by the Town and County as recommended.

The K. LaCoy application was approved by the Town and County as recommended. The Town of Bass Lake's verbiage on an F1 recommendation was accepted by the Sawyer County Zoning Committee.

1. Variance – J. and E. Packee have requested a variance for the construction of a detached garage at a setback of 22 feet to the centerline of Lac Courte Oreilles Lake Drive, a town road. The ordinance requires a setback of 63 feet. The parcel is 100' x 120' or approximately 11,979 square feet. No letters have been returned as of yet. Another issue is the amount of impervious surface if the garage and a proposed addition are approved. J. Packee addressed the committee about their plans for the property. She informed the committee that her husband is a soil scientist and certified forester and is a good steward of the land. She read a letter from E. Packee which related the history of the parcel and their family connection to the property. He wished to have the public access strip to be considered when looking at the impervious surfaces. Nies informed J. Packee that the strip cannot be utilized for that. Discussion followed. Chevrier suggested a 41.5 foot setback. Discussion followed about the impervious surface rule. Motion made by Chevrier, seconded by Olson, to recommend approval at a 41.5 foot setback to the town road and keeping the impervious surfaces at 15% or less, approximately 1797 square feet. Motion carried. Finding of Facts: A literal enforcement of the term of the zoning ordinance would result in unnecessary hardship because it would not be the basis of economic gain or loss. The variance would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because there would be no change in the use in the zone district, and it would be due to special conditions unique to the property.

In other zoning issues, Nies reported on the mineral extraction pit renewals and approvals. The County has requested that standard conditions be placed on all applications. Nies handed out information on the same.

OLD BUSINESS:

1. PARK COMMITTEE –

a) Grindstone Shallows – Park Chairman Iverson was absent. Chevrier reported that she has talked to several contractors about the bid notice for the park. Bids will be opened at the town meeting on March 13th. Discussion followed.

2. Previous zoning decisions of the Committee were moved to #2 on the agenda. Nies reported on the synopsis of the decisions. Olson will present a cleaner format at the next meeting.

3. Affordable Housing – Nies reported that the Town Board would like the committee to keep affordability in mind when making recommendations on permits. Olson talked about some decisions that the committee has made. Discussion followed.

NEW BUSINESS:

1. County Subdivision Ordinance Review – Nies attended the review. Some suggestions were made to improve the ordinance and they are to be considered by the Sawyer County Zoning Committee.

2. County “Rectangular Lot” Revisions – The Town of Bass Lake and several lake associations have been urging that parcels be measured at right angles. Nies gave an overview of existing section 4.25. There will be a public meeting on April 28 to discuss the possible changes to the ordinance.

The next meeting is April 6th at 6:30 PM. Chevrier moved the meeting be adjourned, seconded by Brueggen. Motion carried. Meeting adjourned at 8:05 PM.

Respectfully submitted, Helen Chevrier, Secretary.

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